



## CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

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Director of Finance

**EXECUTIVE DIRECTOR**  
William J. Pavao

DATE: January 25, 2013  
TO: Tax Credit Applicants  
FROM: William J. Pavao, Executive Director  
RE: Methodology for Determining Rural Status of Project Site

Under California law, the Tax Credit Allocation Committee (TCAC) must set aside twenty percent (20%) of all annual nine percent (9%) federal credits for projects in rural areas (Revenue and Taxation Code 23610.5(j)(5) and Health and Safety Code 50199.20). Additionally, TCAC regulations require that all projects in rural areas compete for credits in this rural set-aside, with certain limited exceptions (CCR Section 10315(c)). Therefore, all applicants for 9% tax credits must document to the Committee's satisfaction the rural or non-rural status of the project.

"Rural area" is defined in State statute, Health and Safety Code Section 50199.21 as an area that satisfies one of three criteria on **January 1 of the calendar year in question**. There are two methodologies for determining a project's rural status for TCAC applications:

- 1) The project must pass one of the three steps provided in this memo and detailed in Health and Safety Code Section 50199.21:

[Step 1: Non-metropolitan Counties](#)

[Step 2: Rural Housing Service \(RHS\) Eligible Area](#)

[Step 3: Small City Status](#)

- 2) The applicant must provide a current letter from the USDA Rural Housing Services' California State Office that the project is in an RHS Section 515 eligible area (TCAC Regulation Section 10322(i)(9)).

**Continue reading for complete instructions on determining rural status via the three steps under the first methodology. Please also see the attached Exhibits:**

[Exhibit A: USDA Section 515 Designated Places List](#)

[Exhibit B: Department of Finance 2012 Population Estimates \(as available on January 1, 2013\)](#)

[Exhibit C: Health and Safety Code Section 50199.21](#)

**Step 1: Non-metropolitan Counties**

Projects in non-metropolitan areas are considered rural. Under the current definition of “metropolitan statistical area” established by the US Office of Management and Budget effective in 2010 and still effective as of January 1, 2013, 21 of California’s 58 counties qualify as non-metropolitan. Projects located in the following counties are not required to provide documentation of rural status, and will be considered rural applicants:

Alpine	Humboldt	Modoc	Tehama
Amador	Inyo	Mono	Trinity
Calaveras	Lake	Nevada	Tuolumne
Colusa	Lassen	Plumas	
Del Norte	Mariposa	Sierra	
Glenn	Mendocino	Siskiyou	

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**Step 2: Rural Housing Service (RHS) Eligible Area**

Beyond the 21 counties listed above, areas eligible for the RHS Section 515 program are also considered rural.

The USDA Rural Development website has a list of eligible areas known as the “Section 515 Designated Places List.” Per TCAC Regulation Section 10315(c) and in compliance with Health and Safety Code Section 50199.21, an area is eligible under the Section 515 program on January 1 of the calendar year in question if it resides on the Section 515 Designated Places List effective on the prior September 30.

For 2013, the effective list is the 2012 Designated Places List included in Exhibit A of this memo.

Please note, the Designated Places List does not contain every area eligible for Section 515 funding; certain areas not on the list may still be eligible for Section 515 funding. For that reason, TCAC applicants should confirm Section 515 status with the USDA Rural Housing Services’ California State Office directly.

For 2013 TCAC applications, proceed as follows:

- 1) Check your project’s location against locations on the 2012 Designated Places List.
- 2) In Tab 3 of the application, submit a printout of the page in the designated places list with the location of your project highlighted, and evidence of your project’s location within the designated place.
- 3) If your project’s location is not listed on the 2012 Designated Places List, confirm with USDA Rural Housing Services’ California State Office that the area is indeed not eligible for Section 515 funding (contact information listed at end of this memo).

### **Step 3: Small City Status**

If neither Steps 1 or 2 result in a rural determination, a project site may be rural if it is within or adjoining a small city, subject to limitations detailed below:

If the project site is within or adjoins an incorporated city, refer to the State Department of Finance's Report E-1 – January 1, 2011 and 2012 Population Estimates included in **Exhibit B** of this memo. Check the city's latest population estimate. If located in an incorporated city of 40,000 or less, or in the unincorporated area adjoining that small city, the project may be considered rural if the project's census tract is not designated as an "urbanized area" or "part of an urbanized area." Note that the state's statutory definition specifies "urbanized areas."

Refer to the 2010 Census Data located at the [American FactFinder](#) at the U.S. Census Bureau website.

Note: The 2010 Census designates some areas as "urban clusters" (i.e., areas not defined as an "urbanized area" but still demonstrably urban). A proposed project in an "urban cluster" still meets the rural definition under Step 3. Only the census designation "urbanized area" disqualifies a project for the rural set-aside under this step.

#### **Proceed as follows to satisfy Step 3:**

- a) Go to the NEW American FactFinder at the US Census Bureau website:  
<http://factfinder2.census.gov/main.html>
    - 1) Select "Topics" in the left-hand menu
    - 2) Expand "Dataset"
    - 3) Select "2010 SF1 100% Data" under "Dataset"
    - 4) Expand "Product Type"
    - 5) Select "Detailed Table" under "Product Type"
    - 6) "2010 SF 1 100% Data" and "Detailed Table" should now be listed as your selections
    - 7) Select "Geographies" in the left-hand menu
    - 8) Select "Address" Tab
    - 9) Type the project's existing/anticipated address
    - 10) On the project summary table, click the project's census tract, block group, and block to add them to your selections
    - 11) Select "Topics" again
    - 12) Click the "Urban and Rural" link in the list on the right
  
  - b) If the table indicates that the total population of the census tract, block group, and/or block level is rural or inside urban clusters, the site will be considered rural. If the proposed project site meets these qualifications, print the census tract table and submit it along with the population estimate in Tab 3.
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**Technical Assistance:**

If you have completed the previous steps and are still unsure as to the rural status of your project, you may also contact both HCD and RHS and request a status determination:

**Mario Angel**

Division of Housing Policy Development  
California Department of Housing  
and Community Development  
1800 3rd Street  
P.O. Box 952053  
Sacramento, CA 94252-2053  
Phone: 916-445-3485  
Fax: 916-327-2643  
<http://www.hcd.ca.gov/hpd>  
[mangel@hcd.ca.gov](mailto:mangel@hcd.ca.gov)

**Debra Moretton**

Multifamily Housing Program Coordinator  
USDA, Rural Development  
California State Office  
430 G Street, Agency 4169  
Davis, CA 95616-4169  
Phone: 530-885-6505, ext. 109  
Fax: 530-823-5504  
[www.rurdev.usda.gov/ca](http://www.rurdev.usda.gov/ca)  
[debra.moretton@ca.usda.gov](mailto:debra.moretton@ca.usda.gov)

**You may also contact TCAC analyst Nicola Hil at [nhil@sto.ca.gov](mailto:nhil@sto.ca.gov) for assistance and further information regarding TCAC's rural status requirements.**

# EXHIBIT A

## USDA Section 515 Designated Places List

**DESIGNATED PLACES FOR SECTION 515 NEW CONSTRUCTION APPLICATIONS**  
**Fiscal Year 2012**

*Places on this list are considered equal, with no regard to their order on the list. Inclusion on this list does not indicate that a need or demand for Section 515 has been established.*

**Applications for Section 515 new construction loans will be accepted for the following places only:**

<b><u>County</u></b>	<b><u>Place</u></b>
Amador	Ione
Amador	Jackson
Amador	Sutter Creek
Calaveras	Angels City (Angels Camp)
Calaveras	Arnold
Calaveras	Murphys (Family Only)
Calaveras	San Andreas (Elderly Only)
Calaveras	West Point
Colusa	Williams (Elderly Only)
Contra Costa	Knightsen
Del Norte	Crescent City
Del Norte	Crescent City North
Del Norte	Klamath
Del Norte	Smith River
El Dorado	Diamond Springs
El Dorado	El Dorado
El Dorado	Georgetown
El Dorado	Placerville
El Dorado	Pollock Pines
Fresno	Huron
Humboldt	Bayside
Humboldt	Garberville
Humboldt	Redway
Humboldt	Rio Dell
Humboldt	Willow Creek
Imperial	Seely
Inyo	Bishop
Inyo	Lone Pine
Kern	Lamont
Kern	Lost Hills
Kern	Taft Heights
Kern	Tehachapi
Lake	Clearlake Oaks
Mendocino	Laytonville
Mendocino	Willits
Merced	Gustine
Mono	Mammoth Lakes
Monterey	Castroville
Monterey	Chualar

*Designated Places for Section 515 New Construction Applications for FY 2012 - continued*

<b><u>County</u></b>	<b><u>Place</u></b>
Monterey	Gonzales
Monterey	Las Lomas
Monterey	Salinas
Monterey	San Lucas
Monterey	Soledad
Napa	Calistoga
Napa	St. Helena
Nevada	Grass Valley
Placer	Colfax
Placer	Foresthill
Placer	Newcastle
Placer	Weimar
Plumas	Quincy
Riverside	Cabazon
Riverside	Winchester
Sacramento	Isleton
San Benito	Hollister
San Benito	San Juan Bautista
San Bernardino	Big Bear
San Bernardino	Big Bear Lake
San Bernardino	Lenwood
San Bernardino	Running Springs
San Bernardino	Wrightwood
San Diego	Alpine
San Diego	Borrego Springs
San Diego	Rainbow
San Diego	Valley Center
San Joaquin	Escalon
San Joaquin	Lockeford
San Luis Obispo	Atascadero
San Luis Obispo	Morro Bay
San Luis Obispo	Oceano
Santa Barbara	Guadalupe
Santa Cruz	Ben Lomond
Santa Cruz	Felton
Santa Cruz	Watsonville
Shasta	Cottonwood
Sierra	Loyalton
Siskiyou	Mt. Shasta
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Sonoma	Cloverdale

*Designated Places for Section 515 New Construction Applications for FY 2012 – continued*

<b><u>County</u></b>	<b><u>Place</u></b>
Sonoma	Guerneville
Sonoma	Monte Rio
Sonoma	Sonoma
Stanislaus	Oakdale
Stanislaus	Patterson (Elderly Only)
Stanislaus	Riverbank
Sutter	Live Oak
Tehama	Red Bluff (Elderly Only)
Trinity	Weaverville
Tuolumne	Columbia
Tuolumne	Jamestown
Tuolumne	Sonora
Tuolumne	Tuolumne
Ventura	Piru
Yolo	Esparto

***The following colonias are eligible to compete for the Colonias Set-Aside:***

<b><u>County</u></b>	<b><u>Place</u></b>
Imperial	Ocotillo Colonia
Imperial	Salton Sea Beach Colonia
Imperial	Seeley Colonia
Riverside	Mecca Colonia
Riverside	Thermal Colonia
San Diego	Jacumba Colonia

***The following places have been identified as eligible high-need communities for rural rental housing from the FY 2011/2012 Annual Plan supplement to the State of CA, 2010-2015 Consolidated Plan:***

<b><u>County</u></b>	<b><u>Place</u></b>
Amador	Ione
Amador	Jackson
Amador	Plymouth
Amador	Sutter Creek
Calaveras	Angels Camp
Del Norte	Crescent City
El Dorado	Placerville
Fresno	Huron
Humboldt	Rio Dell
Inyo	Bishop
Mendocino	Willits
Merced	Gustine
Mono	Mammoth Lakes
Monterey	Gonzales
Monterey	Soledad
Napa	Calistoga
Napa	St. Helena

***Eligible High-Needs Communities for FY 2012 - continued***

<b><u>County</u></b>	<b><u>Place</u></b>
Nevada	Grass Valley
Nevada	Nevada City
Placer	Colfax
Placer	Loomis
San Benito	Hollister
San Benito	San Juan Bautista
San Luis Obispo	Morro Bay
Santa Barbara	Guadalupe
Santa Cruz	Capitola
Santa Cruz	Scotts Valley
Shasta	Anderson
Shasta	Shasta Lake (Elderly Only)
Sierra	Loyalton
Siskiyou	Mount Shasta
Siskiyou	Weed
Siskiyou	Yreka (Elderly Only)
Solano	Rio Vista
Stanislaus	Riverbank
Sutter	Live Oak
Tehama	Red Bluff (Elderly Only)
Tuolumne	Sonora

**The following Indian Tribes have been identified as high-need Indian Reservations or communities located within the boundaries of tribal allotted or trust land:**

<b><u>County</u></b>	<b><u>Tribe/Reservation</u></b>
Del Norte	Smith River Rancheria
Del Norte	Yurok Indian Reservation
Humboldt	Hoopa Valley Indian Reservation
Imperial	Fort Yuma Indian Reservation
Inyo	Big Pine Paiute Tribe of the Owens Valley
Inyo	Bishop Reservation
Inyo	Fort Independence Paiute Tribe
Inyo	Lone Pine Paiute-Shoshone Reservation
Inyo	Owens Valley Indian Housing Authority
Riverside	Cabazon Reservation
Riverside	Colorado River Reservation
Riverside	Torres Martinez Indian Reservation
San Bernardino	Chemhuevi Reservation
San Diego	Cuyupaibe
San Diego	Los Coyotes
San Diego	La Posta
San Diego	Manzanita
San Diego	Mesa Grande
San Diego	San Pasqual Reservation
San Diego	Santa Ysabel
Tulare	Tule River Reservation

# EXHIBIT B

Department of Finance

2012 Population Estimates

(as available on January 1, 2013)

E-1: City/County Population Estimates with Annual Percent Change

January 1, 2011 and 2012

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
<b>California</b>	37,427,946	37,678,563	0.7
<b>Alameda</b>	1,517,756	1,532,137	0.9
Alameda	74,052	74,640	0.8
Albany	18,345	18,488	0.8
Berkeley	113,925	114,821	0.8
Dublin	46,207	46,785	1.3
Emeryville	10,110	10,200	0.9
Fremont	215,391	217,700	1.1
Hayward	145,101	147,113	1.4
Livermore	81,547	82,400	1.0
Newark	42,700	43,041	0.8
Oakland	392,333	395,341	0.8
Piedmont	10,710	10,807	0.9
Pleasanton	70,537	71,269	1.0
San Leandro	85,364	86,053	0.8
Union City	69,746	70,646	1.3
Balance Of County	141,688	142,833	0.8
<b>Alpine</b>	1,128	1,097	-2.7
<b>Amador</b>	37,571	37,120	-1.2
Amador	184	182	-1.1
Ione	7,499	7,259	-3.2
Jackson	4,618	4,600	-0.4
Plymouth	999	991	-0.8
Sutter Creek	2,501	2,478	-0.9
Balance Of County	21,770	21,610	-0.7
<b>Butte</b>	220,465	221,273	0.4
Biggs	1,707	1,696	-0.6
Chico	86,566	87,500	1.1
Gridley	6,582	6,576	-0.1
Oroville	15,512	15,563	0.3
Paradise	26,208	26,147	-0.2
Balance Of County	83,890	83,791	-0.1
<b>Calaveras</b>	45,092	44,840	-0.6
Angels City	3,792	3,752	-1.1

Department of Finance  
 Demographic Research Unit  
 Phone (916) 323-4086

For more information: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>  
 Released on May 1, 2012

E-1: City/County Population Estimates with Annual Percent Change

January 1, 2011 and 2012

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
Balance Of County	41,300	41,088	-0.5
<b>Colusa</b>	21,552	21,690	0.6
Colusa	5,991	6,050	1.0
Williams	5,200	5,245	0.9
Balance Of County	10,361	10,395	0.3
<b>Contra Costa</b>	1,056,306	1,065,117	0.8
Antioch	103,055	103,833	0.8
Brentwood	52,030	52,575	1.0
Clayton	10,942	10,996	0.5
Concord	122,599	123,206	0.5
Danville	42,217	42,450	0.6
El Cerrito	23,649	23,774	0.5
Hercules	24,153	24,272	0.5
Lafayette	24,024	24,159	0.6
Martinez	36,055	36,225	0.5
Moraga	16,076	16,152	0.5
Oakley	35,998	36,532	1.5
Orinda	17,714	17,819	0.6
Pinole	18,461	18,560	0.5
Pittsburg	63,735	64,706	1.5
Pleasant Hill	33,280	33,440	0.5
Richmond	104,382	104,887	0.5
San Pablo	28,931	29,105	0.6
San Ramon	73,111	74,378	1.7
Walnut Creek	64,710	65,233	0.8
Balance Of County	161,184	162,815	1.0
<b>Del Norte</b>	28,547	28,429	-0.4
Crescent City	7,508	7,429	-1.1
Balance Of County	21,039	21,000	-0.2
<b>El Dorado</b>	180,483	180,712	0.1
Placerville	10,306	10,369	0.6
South Lake Tahoe	21,328	21,343	0.1
Balance Of County	148,849	149,000	0.1
<b>Fresno</b>	936,089	945,711	1.0
Clovis	96,848	98,611	1.8

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January 1, 2011 and 2012

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
Coalinga	17,996	16,817	-6.6
Firebaugh	7,591	7,794	2.7
Fowler	5,699	5,756	1.0
Fresno	497,561	505,009	1.5
Huron	6,765	6,786	0.3
Kerman	13,699	13,942	1.8
Kingsburg	11,465	11,536	0.6
Mendota	11,038	11,167	1.2
Orange Cove	9,163	9,319	1.7
Parlier	14,601	14,826	1.5
Reedley	24,407	24,622	0.9
Sanger	24,391	24,638	1.0
San Joaquin	4,010	4,031	0.5
Selma	23,307	23,687	1.6
Balance Of County	167,548	167,170	-0.2
<b>Glenn</b>	28,105	28,122	0.1
Orland	7,458	7,541	1.1
Willows	6,105	6,107	0.0
Balance Of County	14,542	14,474	-0.5
<b>Humboldt</b>	134,585	134,587	0.0
Arcata	17,681	17,752	0.4
Blue Lake	1,254	1,255	0.1
Eureka	27,034	26,960	-0.3
Ferndale	1,362	1,362	0.0
Fortuna	11,871	11,840	-0.3
Rio Dell	3,351	3,344	-0.2
Trinidad	365	364	-0.3
Balance Of County	71,667	71,710	0.1
<b>Imperial</b>	175,712	177,441	1.0
Brawley	25,226	25,465	0.9
Calexico	38,954	39,533	1.5
Calipatria	7,662	7,980	4.2
El Centro	43,013	43,396	0.9
Holtville	5,998	6,049	0.9
Imperial	15,042	15,353	2.1
Westmorland	2,247	2,270	1.0
Balance Of County	37,570	37,395	-0.5

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E-1: City/County Population Estimates with Annual Percent Change

January 1, 2011 and 2012

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
<b>Inyo</b>	18,489	18,461	-0.2
Bishop	3,859	3,858	0.0
Balance Of County	14,630	14,603	-0.2
<b>Kern</b>	844,480	850,006	0.7
Arvin	19,503	19,849	1.8
Bakersfield	350,020	354,480	1.3
California City	12,787	13,260	3.7
Delano	53,108	52,005	-2.1
Maricopa	1,156	1,163	0.6
McFarland	12,697	12,333	-2.9
Ridgecrest	27,835	28,089	0.9
Shafter	17,206	16,928	-1.6
Taft	9,284	8,906	-4.1
Tehachapi	14,432	13,872	-3.9
Wasco	25,893	25,324	-2.2
Balance Of County	300,559	303,797	1.1
<b>Kings</b>	152,533	152,419	-0.1
Avenal	15,055	14,885	-1.1
Corcoran	24,059	23,621	-1.8
Hanford	54,658	55,123	0.9
Lemoore	24,701	24,815	0.5
Balance Of County	34,060	33,975	-0.2
<b>Lake</b>	64,383	63,266	-1.7
Clearlake	15,199	14,912	-1.9
Lakeport	4,717	4,622	-2.0
Balance Of County	44,467	43,732	-1.7
<b>Lassen</b>	34,895	34,167	-2.1
Susanville	17,510	16,794	-4.1
Balance Of County	17,385	17,373	-0.1
<b>Los Angeles</b>	9,847,712	9,884,632	0.4
Agoura Hills	20,371	20,413	0.2
Alhambra	83,366	83,661	0.4
Arcadia	56,486	56,546	0.1
Artesia	16,560	16,594	0.2

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**E-1: City/County Population Estimates with Annual Percent Change**

January 1, 2011 and 2012

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
Avalon	3,768	3,780	0.3
Azusa	46,350	46,618	0.6
Baldwin Park	75,582	75,830	0.3
Bell	35,539	35,607	0.2
Bellflower	76,756	76,907	0.2
Bell Gardens	42,142	42,231	0.2
Beverly Hills	34,173	34,291	0.3
Bradbury	1,058	1,065	0.7
Burbank	104,193	104,427	0.2
Calabasas	23,109	23,683	2.5
Carson	91,455	91,828	0.4
Cerritos	49,128	49,223	0.2
Claremont	35,021	35,300	0.8
Commerce	12,846	12,871	0.2
Compton	96,820	97,058	0.2
Covina	47,880	48,038	0.3
Cudahy	23,847	23,893	0.2
Culver City	38,931	39,004	0.2
Diamond Bar	55,705	55,819	0.2
Downey	111,985	112,201	0.2
Duarte	21,358	21,411	0.2
El Monte	113,662	113,912	0.2
El Segundo	16,690	16,720	0.2
Gardena	58,946	59,124	0.3
Glendale	192,271	192,654	0.2
Glendora	50,207	50,361	0.3
Hawaiian Gardens	14,275	14,303	0.2
Hawthorne	84,762	85,047	0.3
Hermosa Beach	19,536	19,574	0.2
Hidden Hills	1,868	1,869	0.1
Huntington Park	58,216	58,329	0.2
Industry	439	436	-0.7
Inglewood	109,909	110,623	0.6
Irwindale	1,424	1,416	-0.6
La Canada Flintridge	20,279	20,335	0.3
La Habra Heights	5,334	5,352	0.3
Lakewood	80,172	80,378	0.3
La Mirada	48,608	48,697	0.2
Lancaster	157,629	157,826	0.1
La Puente	39,886	39,987	0.3

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**E-1: City/County Population Estimates with Annual Percent Change**

**January 1, 2011 and 2012**

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
La Verne	31,122	31,461	1.1
Lawndale	32,824	32,887	0.2
Lomita	20,297	20,396	0.5
Long Beach	463,393	464,662	0.3
Los Angeles	3,806,411	3,825,297	0.5
Lynwood	69,506	69,897	0.6
Malibu	12,671	12,699	0.2
Manhattan Beach	35,209	35,239	0.1
Maywood	27,451	27,472	0.1
Monrovia	36,646	36,727	0.2
Montebello	62,723	62,857	0.2
Monterey Park	60,369	61,153	1.3
Norwalk	105,682	105,714	0.0
Palmdale	153,167	153,708	0.4
Palos Verdes Estates	13,465	13,516	0.4
Paramount	54,193	54,368	0.3
Pasadena	138,768	139,222	0.3
Pico Rivera	63,053	63,168	0.2
Pomona	149,452	149,950	0.3
Rancho Palos Verdes	41,721	41,897	0.4
Redondo Beach	66,895	67,007	0.2
Rolling Hills	1,866	1,875	0.5
Rolling Hills Estates	8,084	8,097	0.2
Rosemead	53,978	54,172	0.4
San Dimas	33,432	33,499	0.2
San Fernando	23,687	23,752	0.3
San Gabriel	39,796	39,926	0.3
San Marino	13,170	13,195	0.2
Santa Clarita	176,779	177,445	0.4
Santa Fe Springs	16,432	16,516	0.5
Santa Monica	90,080	90,223	0.2
Sierra Madre	10,936	10,963	0.2
Signal Hill	11,060	11,129	0.6
South El Monte	20,151	20,190	0.2
South Gate	94,563	94,320	-0.3
South Pasadena	25,664	25,725	0.2
Temple City	35,634	35,749	0.3
Torrance	145,770	146,115	0.2
Vernon	120	120	0.0
Walnut	29,407	29,661	0.9

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
West Covina	106,284	106,713	0.4
West Hollywood	34,599	34,681	0.2
Westlake Village	8,284	8,300	0.2
Whittier	85,482	85,654	0.2
Balance Of County	1,058,894	1,062,073	0.3
<b>Madera</b>	151,658	152,074	0.3
Chowchilla	18,765	17,817	-5.1
Madera	61,789	62,514	1.2
Balance Of County	71,104	71,743	0.9
<b>Marin</b>	253,040	254,790	0.7
Belvedere	2,069	2,090	1.0
Corte Madera	9,258	9,351	1.0
Fairfax	7,445	7,522	1.0
Larkspur	11,932	12,058	1.1
Mill Valley	13,967	14,172	1.5
Novato	51,970	52,447	0.9
Ross	2,419	2,443	1.0
San Anselmo	12,342	12,468	1.0
San Rafael	57,775	58,305	0.9
Sausalito	7,067	7,138	1.0
Tiburon	8,969	9,059	1.0
Balance Of County	67,827	67,737	-0.1
<b>Mariposa</b>	17,942	17,716	-1.3
<b>Mendocino</b>	87,712	87,572	-0.2
Fort Bragg	7,278	7,255	-0.3
Point Arena	448	446	-0.4
Ukiah	15,926	15,960	0.2
Willits	4,879	4,857	-0.5
Balance Of County	59,181	59,054	-0.2
<b>Merced</b>	257,098	258,736	0.6
Atwater	28,212	28,568	1.3
Dos Palos	4,956	4,975	0.4
Gustine	5,527	5,548	0.4
Livingston	13,219	13,364	1.1
Los Banos	36,397	36,546	0.4

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	1/1/2011	1/1/2012	Change
Merced	78,986	79,328	0.4
Balance Of County	89,801	90,407	0.7
<b>Modoc</b>	9,599	9,566	-0.3
Alturas	2,797	2,774	-0.8
Balance Of County	6,802	6,792	-0.1
<b>Mono</b>	14,348	14,391	0.3
Mammoth Lakes	8,245	8,257	0.1
Balance Of County	6,103	6,134	0.5
<b>Monterey</b>	416,968	420,668	0.9
Carmel-By-The-Sea	3,737	3,763	0.7
Del Rey Oaks	1,631	1,642	0.7
Gonzales	8,220	8,269	0.6
Greenfield	16,396	16,510	0.7
King City	12,942	13,028	0.7
Marina	19,758	19,996	1.2
Monterey	28,018	28,460	1.6
Pacific Grove	15,107	15,219	0.7
Salinas	150,989	152,401	0.9
Sand City	335	337	0.6
Seaside	32,806	33,160	1.1
Soledad	26,285	26,239	-0.2
Balance Of County	100,744	101,644	0.9
<b>Napa</b>	137,232	138,255	0.7
American Canyon	19,628	19,809	0.9
Calistoga	5,170	5,200	0.6
Napa	77,208	77,805	0.8
St Helena	5,829	5,875	0.8
Yountville	3,016	2,999	-0.6
Balance Of County	26,381	26,567	0.7
<b>Nevada</b>	97,944	97,182	-0.8
Grass Valley	12,736	12,638	-0.8
Nevada City	3,081	3,062	-0.6
Truckee	16,021	15,918	-0.6
Balance Of County	66,106	65,564	-0.8

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
<b>Orange</b>	3,028,846	3,055,792	0.9
Aliso Viejo	48,310	48,988	1.4
Anaheim	340,995	343,793	0.8
Brea	40,060	40,932	2.2
Buena Park	80,858	81,460	0.7
Costa Mesa	110,008	110,757	0.7
Cypress	47,901	48,273	0.8
Dana Point	33,424	33,667	0.7
Fountain Valley	55,417	55,810	0.7
Fullerton	135,468	137,481	1.5
Garden Grove	171,307	172,648	0.8
Huntington Beach	190,355	192,524	1.1
Irvine	218,353	223,729	2.5
Laguna Beach	22,790	22,966	0.8
Laguna Hills	30,407	30,618	0.7
Laguna Niguel	63,221	63,691	0.7
Laguna Woods	16,221	16,334	0.7
La Habra	60,424	60,871	0.7
Lake Forest	77,481	78,036	0.7
La Palma	15,594	15,700	0.7
Los Alamitos	11,473	11,557	0.7
Mission Viejo	93,472	94,196	0.8
Newport Beach	85,367	85,990	0.7
Orange	137,086	138,010	0.7
Placentia	50,658	51,084	0.8
Rancho Santa Margarita	47,941	48,278	0.7
San Clemente	63,735	64,208	0.7
San Juan Capistrano	34,732	35,022	0.8
Santa Ana	325,420	327,731	0.7
Seal Beach	24,212	24,354	0.6
Stanton	38,313	38,498	0.5
Tustin	75,772	76,567	1.0
Villa Park	5,823	5,867	0.8
Westminster	89,926	90,677	0.8
Yorba Linda	64,847	65,777	1.4
Balance Of County	121,475	119,698	-1.5
<b>Placer</b>	351,463	355,328	1.1
Auburn	13,378	13,468	0.7
Colfax	1,966	1,977	0.6

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	1/1/2011	1/1/2012	Change
Lincoln	43,144	43,572	1.0
Loomis	6,460	6,500	0.6
Rocklin	57,767	58,295	0.9
Roseville	120,307	122,060	1.5
Balance Of County	108,441	109,456	0.9
<b>Plumas</b>	19,901	19,718	-0.9
Portola	2,087	2,050	-1.8
Balance Of County	17,814	17,668	-0.8
<b>Riverside</b>	2,205,731	2,227,577	1.0
Banning	29,723	29,965	0.8
Beaumont	38,034	38,851	2.1
Blythe	20,063	20,400	1.7
Calimesa	7,910	7,998	1.1
Canyon Lake	10,606	10,689	0.8
Cathedral City	51,400	51,952	1.1
Coachella	41,339	41,904	1.4
Corona	153,047	154,520	1.0
Desert Hot Springs	27,277	27,638	1.3
Eastvale	54,090	55,602	2.8
Hemet	79,309	80,089	1.0
Indian Wells	4,990	5,035	0.9
Indio	76,817	78,065	1.6
Jurupa Valley	0	96,456	--
Lake Elsinore	52,294	53,024	1.4
La Quinta	37,688	38,075	1.0
Menifee	79,139	80,589	1.8
Moreno Valley	194,451	196,495	1.1
Murrieta	104,051	104,985	0.9
Norco	26,968	27,053	0.3
Palm Desert	48,920	49,471	1.1
Palm Springs	44,829	45,279	1.0
Perris	69,506	70,180	1.0
Rancho Mirage	17,399	17,504	0.6
Riverside	306,069	308,511	0.8
San Jacinto	44,421	44,803	0.9
Temecula	101,255	103,092	1.8
Wildomar	32,414	32,719	0.9
Balance Of County	451,722	356,633	-21.1

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
<b>Sacramento</b>	1,427,961	1,435,153	0.5
Citrus Heights	83,583	83,881	0.4
Elk Grove	154,440	155,937	1.0
Folsom	72,393	72,725	0.5
Galt	23,757	24,076	1.3
Isleton	808	810	0.2
Rancho Cordova	65,475	66,093	0.9
Sacramento	469,477	470,956	0.3
Balance Of County	558,028	560,675	0.5
<b>San Benito</b>	55,474	55,815	0.6
Hollister	35,123	35,533	1.2
San Juan Bautista	1,862	1,855	-0.4
Balance Of County	18,489	18,427	-0.3
<b>San Bernardino</b>	2,046,619	2,063,919	0.8
Adelanto	31,615	31,066	-1.7
Apple Valley	69,431	70,033	0.9
Barstow	22,764	23,019	1.1
Big Bear Lake	5,035	5,088	1.1
Chino	78,931	79,171	0.3
Chino Hills	75,089	75,655	0.8
Colton	52,319	52,690	0.7
Fontana	197,786	199,898	1.1
Grand Terrace	12,069	12,157	0.7
Hesperia	90,420	91,033	0.7
Highland	53,263	53,664	0.8
Loma Linda	23,239	23,389	0.6
Montclair	36,909	37,163	0.7
Needles	4,857	4,894	0.8
Ontario	164,836	166,134	0.8
Rancho Cucamonga	167,701	169,498	1.1
Redlands	69,002	69,498	0.7
Rialto	99,686	100,606	0.9
San Bernardino	210,110	211,674	0.7
Twentynine Palms	25,193	25,713	2.1
Upland	73,957	74,568	0.8
Victorville	116,857	119,059	1.9
Yucaipa	51,544	52,100	1.1

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
Yucca Valley	20,764	20,916	0.7
Balance Of County	293,242	295,233	0.7
<b>San Diego</b>	3,115,810	3,143,429	0.9
Carlsbad	106,403	107,674	1.2
Chula Vista	245,987	249,382	1.4
Coronado	23,329	23,187	-0.6
Del Mar	4,182	4,194	0.3
El Cajon	99,981	100,562	0.6
Encinitas	59,827	60,346	0.9
Escondido	144,998	146,064	0.7
Imperial Beach	26,437	26,609	0.7
La Mesa	57,969	58,296	0.6
Lemon Grove	25,445	25,603	0.6
National City	58,688	58,967	0.5
Oceanside	167,943	169,319	0.8
Poway	48,088	48,382	0.6
San Diego	1,309,784	1,321,315	0.9
San Marcos	84,586	85,569	1.2
Santee	54,102	54,643	1.0
Solana Beach	12,928	13,000	0.6
Vista	94,269	95,036	0.8
Balance Of County	490,864	495,281	0.9
<b>San Francisco</b>	808,768	812,538	0.5
San Francisco	808,768	812,538	0.5
<b>San Joaquin</b>	689,160	695,750	1.0
Escalon	7,151	7,206	0.8
Lathrop	18,599	18,908	1.7
Lodi	62,344	62,825	0.8
Manteca	68,265	69,815	2.3
Ripon	14,356	14,535	1.2
Stockton	292,897	295,707	1.0
Tracy	83,242	83,900	0.8
Balance Of County	142,306	142,854	0.4
<b>San Luis Obispo</b>	270,305	271,483	0.4
Arroyo Grande	17,306	17,291	-0.1
Atascadero	28,601	28,477	-0.4

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
El Paso De Robles	29,918	30,225	1.0
Grover Beach	13,199	13,162	-0.3
Morro Bay	10,294	10,274	-0.2
Pismo Beach	7,682	7,675	-0.1
San Luis Obispo	45,269	45,308	0.1
Balance Of County	118,036	119,071	0.9
<b>San Mateo</b>	<b>722,372</b>	<b>729,443</b>	<b>1.0</b>
Atherton	6,890	6,888	0.0
Belmont	25,923	26,123	0.8
Brisbane	4,310	4,347	0.9
Burlingame	28,888	29,106	0.8
Colma	1,797	1,789	-0.4
Daly City	101,493	102,593	1.1
East Palo Alto	28,247	28,467	0.8
Foster City	30,660	30,895	0.8
Half Moon Bay	11,373	11,478	0.9
Hillsborough	10,880	11,006	1.2
Menlo Park	32,201	32,513	1.0
Millbrae	21,625	22,069	2.1
Pacifica	37,367	37,658	0.8
Portola Valley	4,373	4,411	0.9
Redwood City	77,299	78,244	1.2
San Bruno	41,663	42,451	1.9
San Carlos	28,494	28,719	0.8
San Mateo	97,557	98,298	0.8
South San Francisco	63,827	64,307	0.8
Woodside	5,313	5,386	1.4
Balance Of County	62,192	62,695	0.8
<b>Santa Barbara</b>	<b>424,732</b>	<b>427,267</b>	<b>0.6</b>
Buellton	4,854	4,858	0.1
Carpinteria	13,041	13,076	0.3
Goleta	29,887	29,930	0.1
Guadalupe	7,080	7,097	0.2
Lompoc	42,063	42,854	1.9
Santa Barbara	88,827	89,082	0.3
Santa Maria	99,582	100,199	0.6
Solvang	5,264	5,281	0.3
Balance Of County	134,134	134,890	0.6

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State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
<b>Santa Clara</b>	1,794,337	1,816,486	1.2
Campbell	39,610	39,882	0.7
Cupertino	58,665	59,022	0.6
Gilroy	49,316	50,158	1.7
Los Altos	29,136	29,460	1.1
Los Altos Hills	7,969	8,027	0.7
Los Gatos	29,613	29,854	0.8
Milpitas	66,637	66,966	0.5
Monte Sereno	3,360	3,373	0.4
Morgan Hill	38,255	39,127	2.3
Mountain View	74,618	75,275	0.9
Palo Alto	64,853	65,544	1.1
San Jose	957,369	971,372	1.5
Santa Clara	117,998	118,813	0.7
Saratoga	30,153	30,363	0.7
Sunnyvale	140,898	142,896	1.4
Balance Of County	85,887	86,354	0.5
<b>Santa Cruz</b>	263,954	265,981	0.8
Capitola	9,923	9,981	0.6
Santa Cruz	61,245	61,955	1.2
Scotts Valley	11,581	11,641	0.5
Watsonville	51,226	51,611	0.8
Balance Of County	129,979	130,793	0.6
<b>Shasta</b>	177,516	177,823	0.2
Anderson	9,982	10,195	2.1
Redding	90,050	90,200	0.2
Shasta Lake	10,102	10,077	-0.2
Balance Of County	67,382	67,351	0.0
<b>Sierra</b>	3,182	3,152	-0.9
Loyalton	753	743	-1.3
Balance Of County	2,429	2,409	-0.8
<b>Siskiyou</b>	44,839	44,639	-0.4
Dorris	934	928	-0.6
Dunsmuir	1,641	1,627	-0.9
Etna	733	730	-0.4

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	1/1/2011	1/1/2012	Change
Fort Jones	746	743	-0.4
Montague	1,435	1,424	-0.8
Mount Shasta	3,376	3,354	-0.7
Tulelake	1,005	998	-0.7
Weed	2,986	2,959	-0.9
Yreka	7,788	7,750	-0.5
Balance Of County	24,195	24,126	-0.3
<b>Solano</b>	413,391	413,786	0.1
Benicia	26,906	26,919	0.0
Dixon	18,291	18,282	0.0
Fairfield	105,955	106,379	0.4
Rio Vista	7,373	7,418	0.6
Suisun City	27,992	27,978	-0.1
Vacaville	92,311	92,092	-0.2
Vallejo	115,773	115,928	0.1
Balance Of County	18,790	18,790	0.0
<b>Sonoma</b>	485,082	487,011	0.4
Cloverdale	8,623	8,629	0.1
Cotati	7,271	7,276	0.1
Healdsburg	11,420	11,442	0.2
Petaluma	58,033	58,165	0.2
Rohnert Park	40,818	40,846	0.1
Santa Rosa	168,034	168,841	0.5
Sebastopol	7,387	7,405	0.2
Sonoma	10,658	10,665	0.1
Windsor	26,803	27,003	0.7
Balance Of County	146,035	146,739	0.5
<b>Stanislaus</b>	516,244	519,940	0.7
Ceres	45,538	45,854	0.7
Hughson	6,687	6,799	1.7
Modesto	201,713	203,085	0.7
Newman	10,475	10,567	0.9
Oakdale	20,779	20,947	0.8
Patterson	20,501	20,634	0.6
Riverbank	22,775	22,924	0.7
Turlock	68,813	69,370	0.8
Waterford	8,478	8,533	0.6

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	1/1/2011	1/1/2012	Change
Balance Of County	110,485	111,227	0.7
<b>Sutter</b>	94,620	95,065	0.5
Live Oak	8,446	8,247	-2.4
Yuba City	64,792	65,300	0.8
Balance Of County	21,382	21,518	0.6
<b>Tehama</b>	62,985	63,177	0.3
Corning	7,583	7,586	0.0
Red Bluff	13,984	14,032	0.3
Tehama	414	416	0.5
Balance Of County	41,004	41,143	0.3
<b>Trinity</b>	13,738	13,722	-0.1
<b>Tulare</b>	445,183	450,840	1.3
Dinuba	21,869	22,614	3.4
Exeter	10,357	10,422	0.6
Farmersville	10,756	10,824	0.6
Lindsay	11,977	12,262	2.4
Porterville	54,676	55,107	0.8
Tulare	59,710	60,627	1.5
Visalia	125,342	126,864	1.2
Woodlake	7,305	7,377	1.0
Balance Of County	143,191	144,743	1.1
<b>Tuolumne</b>	55,048	53,834	-2.2
Sonora	4,894	4,788	-2.2
Balance Of County	50,154	49,046	-2.2
<b>Ventura</b>	827,874	832,970	0.6
Camarillo	66,140	66,407	0.4
Fillmore	15,085	15,145	0.4
Moorpark	34,629	34,826	0.6
Ojai	7,494	7,535	0.5
Oxnard	199,265	200,390	0.6
Port Hueneme	21,554	21,682	0.6
San Buenaventura	106,232	107,166	0.9
Santa Paula	29,464	29,882	1.4
Simi Valley	124,734	125,317	0.5

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For more information: <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>  
 Released on May 1, 2012

**E-1: City/County Population Estimates with Annual Percent Change**  
**January 1, 2011 and 2012**

State/County/City	Total Population		Percent
	1/1/2011	1/1/2012	Change
Thousand Oaks	127,264	128,031	0.6
Balance Of County	96,013	96,589	0.6
<b>Yolo</b>	201,071	202,133	0.5
Davis	65,421	65,052	-0.6
West Sacramento	49,048	49,292	0.5
Winters	6,609	6,839	3.5
Woodland	55,345	55,646	0.5
Balance Of County	24,648	25,304	2.7
<b>Yuba</b>	72,316	72,615	0.4
Marysville	12,098	12,104	0.0
Wheatland	3,459	3,469	0.3
Balance Of County	56,759	57,042	0.5

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# EXHIBIT C

Health and Safety Code

Sections 50199.20 and 50199.21

## Health and Safety Code

### Sections 50199.20 and 50199.21

50199.20.

(a) Not less than 20 percent of the federal ceiling on low-income housing tax credits shall be set aside for allocation to rural areas as defined in Section 50199.21. Any amount of credit set aside for rural areas remaining after the ranking of credits in the final cycle of any calendar year shall be available for allocation to any eligible project.

(b) Up to 2 percent of the low-income housing tax credit available under this chapter and Sections 12206, 17058, and 23610.5 of the Revenue and Taxation Code may be set aside for small developments as determined by the committee. Any amount of credit set aside for small developments remaining after the ranking of projects in the final cycle of any calendar year shall be available for allocation to any eligible project.

(c) Not less than the amount specified in paragraph (4) of subdivision (g) of Sections 12206, 17058, and 23610.5 of the Revenue and Taxation Code shall be set aside to provide farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.

50199.21.

"Rural area" for the purpose of this chapter and Sections 17058 and 23610.5 of the Revenue and Taxation Code, means an area, which, on January 1 of any calendar year satisfies any of the following criteria:

(a) The area is eligible for financing under the Section 515 program, or successor program, of the Rural Development Administration of the United States Department of Agriculture.

(b) The area is located in a nonmetropolitan area as defined in Section 50090.

(c) The area is either (1) an incorporated city having a population of 40,000 or less as identified in the most recent Report E-1 published by the Demographic Research Unit of the Department of Finance, or (2) an unincorporated area which adjoins a city having a population of 40,000 or less, provided that the city and its adjoining unincorporated area are not located within a census tract designated as an urbanized area by the United States Census Bureau. The department shall assist in determinations of eligibility pursuant to this subdivision upon request. With respect to areas eligible under subdivision (b) and this subdivision, the committee may rely upon the recommendations made by the department. Any inconsistencies between areas eligible under subdivisions (a) and (b), and this subdivision, shall be resolved in favor of considering the area a rural area. Eligible and ineligible areas need not be established by regulation.